

February 1, 2025

## Legal and Illegal Encroachments

Encroachments refer to the unauthorized use or occupation of land or property. They can be classified into two categories: legal and illegal.

### ### Legal Encroachments

Legal encroachments occur when the use or occupation of land is authorized by law or with the consent of the property owner. Examples include:

- **Easements**: Legal rights to use another person's land for a specific purpose, such as utility lines or access roads.

- **\*\*Leases\*\***: Agreements where the property owner grants permission to use the land for a specified period.
- **\*\*Licenses\*\***: Temporary permissions granted by the property owner for specific uses, such as hosting an event.

### ### Illegal Encroachments

Illegal encroachments occur when land or property is used or occupied without authorization.

Examples include:

- **\*\*Squatting\*\***: Unauthorized occupation of vacant land or buildings.

- **Boundary Encroachments**: Building structures that extend beyond property lines without permission.
- **Unauthorized Use**: Using land for purposes not permitted by zoning laws or without the owner's consent.

Addressing illegal encroachments often involves legal action, such as eviction or removal orders, while legal encroachments are typically managed through agreements and regulations.